



## Development Option 2: Exhibition Space

Reusing the Trolley Barn as an exhibition facility is a good match for preserving the grand historic volume. With little in the way of supporting needs, exhibition halls need only parking, loading facilities, and minimum administrative space. This use of the Trolley Barn must be considered as a replacement, or an augmentation of, the City's Gaillard Exhibition Hall, which is slightly smaller.

### Key Issues and Strategies

- Buffer the Poinsett neighborhood from traffic and exterior activity.

### Advantages

- The large **interior volume** is ideal for exhibition use; little support space is required.
- The historic building **attracts visitors** to the neighborhood.
- Outdoor exhibits could create **activity and public engagement** at Meeting Street.
- **Easy access** to the Interstate and other arterial roads are important for this use.
- Trolley Barn's **high visibility and distinctive profile** suited to this use.
- **Public use and public access** given to this historic building

### Disadvantages

- Relatively **high traffic** generated
- Additional land (either DOT easement or use of Mattress Factory Site) **may be needed** to provide ample parking.

### Program

Site square feet	72,800
Building square feet	18,500
Parking square feet	41,500
Number of spaces needed	87
Number of spaces available	95 (parking plan 4A)
Number of spaces w/ easement	117 (parking plan 4B with easement)

